023.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,200 / 880,200
					USE VALUE:	880,200 / 880,200
					ASSESSED:	880,200 / 880,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN ALLEN DAVID
Owner 2:	
Owner 3:	
Street 1:	16 HENDERSON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAN ALLEN DAVID -
Owner 2:	PATTON D. SCOTT -
Street 1:	16 HENDERSON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Asbestos Exterior and 2833 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5375.000	410,100	5,100	465,000	880,200
Total Card	0.123	410,100	5,100	465,000	880,200
Total Parcel	0.123	410,100	5,100	465,000	880,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.70 | /Parcel: 310.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15094
GIS Ref	
GIS Ref	
Insp Date	07/21/17

!1895!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	410,100	5100	5,375.	465,000	880,200	880,200	Year End Roll	12/18/2019
2019	104	FV	329,900	5100	5,375.	494,100	829,100	829,100	Year End Roll	1/3/2019
2018	104	FV	329,900	5100	5,375.	360,400	695,400	695,400	Year End Roll	12/20/2017
2017	104	FV	308,600	5100	5,375.	313,900	627,600	627,600	Year End Roll	1/3/2017
2016	104	FV	308,600	5100	5,375.	267,400	581,100	581,100	Year End	1/4/2016
2015	104	FV	255,300	5100	5,375.	261,600	522,000	522,000	Year End Roll	12/11/2014
2014	104	FV	255,300	5100	5,375.	215,100	475,500	475,500	Year End Roll	12/16/2013
2013	104	FV	266,000	5100	5,375.	204,600	475,700	475,700		12/13/2012

PRINT

Date	Time
12/10/20	17:26:34

LAST REV

Date	Time
10/03/19	17:24:31
mmcmakin	
1895	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN ALLEN DAVID	51428-441		1/11/2010	Family	112,764	No	No		
HOFFMAN ANNE	27548-426		8/4/1997		244,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/1997	115	Manual	4,100					REROOF-MANSARD ONL

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	TTL REFUSAL	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.02063179
Const Adj.:	0.95683968
Adj $ / SQ:	156.253
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594416
Depreciation:	184269
Depreciated Total:	410147

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

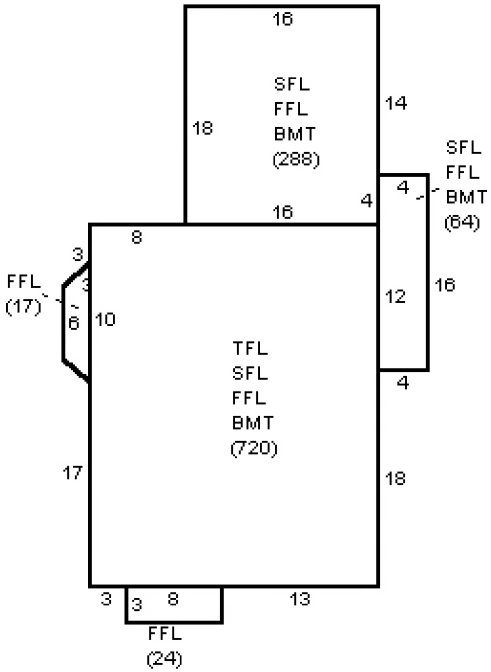
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.25
Special Features:	0	Val/Su Net:	105.02
Final Total:	410100	Val/Su SzAd	144.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,113	156.250	173,910
BMT	Basement	1,072	46.880	50,251
SFL	Second Floor	1,072	156.250	167,503
TFL	Third Floor	648	156.250	101,252

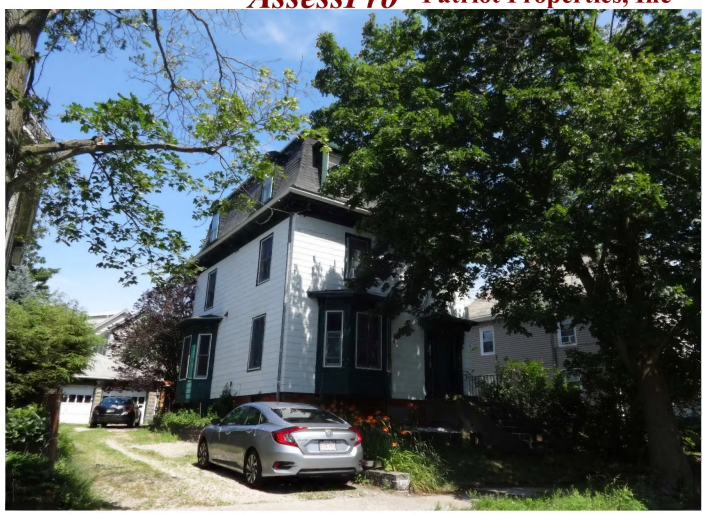
Net Sketched Area:	3,905			Total:	492,916
Size Ad	2833	Gross Are	3977	FinArea	2833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100